

Financial and Housing Corporation
Property Development
General Design Objectives and Best Design Practices

Properly planned, the renovation or construction phase of a house renovation or construction is managed by capable professionals, including architects, engineers, contractors and cost control managers.

The architects are engaged early during Benchmark One and provided conceptual drawings used by the House Corporation, chapter and F&H staff to flesh out requirements and to introduce the state of the art on-campus living designs. More important these conceptual drawings are used by our fund-raising partners and the alumni to generate financial interest among the body of alumni who must support the plan.

All F&H houses feature, where possible, the highly desirable living models that include private rooms with bath located in clusters with a common area that opens into study and social areas of the house. Specifically:

- First, we have observed that our customer satisfaction surveys completed in 2012 indicate that every existing F&H property wants a single bedroom option which we are not currently providing.
- Moreover, in a recent project at Indiana Gamma, the University's cover letter states that the University is building single occupancy dorms rooms, which is also consistent with my call with the housing department this past spring.
- Further, F&H does NOT want any property to become over-populated with sophomores who are "required" to live-in the house -- we want juniors and seniors to live in our properties voluntarily because it provides the type of housing that they want. This is also what the commercial student housing market is showing us, and they are clearly in the business to make money off the student market. And, more importantly, F&H has to plan for the day that INGA (or whomever) gets suspended and we have to find another tenant. The single-suite option gives us the most flexibility to generate rental income in the event of the chapter's suspension.
- Finally, many of us suspect that the driving force for the student's request for doubles, based on their own remarks to me and others, is their desire to have EVERY ONE of their members live in the property the first year it opens. Similarly, several of the alumni "fondly remember" their days in the cold dorms. I do not believe it is prudent to dramatically adjust our business model based on alumni memories and a student issue that will dissipate entirely over the course of a few years.
- Collectively, all of those discussion points make a strong statement for the single-suite configuration, which is what we have instructed the architects to provide and what the F&H board has previously approved. Additionally, the following are some of the additional design elements:

General Comments:

1. The facility is designed to maximize the educational percentage of the chapter house to increase the funds available from alumni that are tax deductible.
2. The prototype model designed by SAE F&H allows for decreased construction costs because many of the design and build elements have been replicated from previous projects.
3. By using a prototype, F&H is able to reduce construction cost for future projects by using blueprints from the approved architect which results in lower architect fees. In addition, contracts are already in place with many providers of furniture, fixtures and equipment to give F&H bulk

purchasing power. Finally, the cost to replace broken fixtures is reduced because the same fixture is found in all of our properties making it easy to locate a replacement with known cost associated with it.

4. The systems such as HVAC and plumbing fixtures, etc., have been tested in many of our previous projects and we've taken the systems that work best and incorporated them into our prototype.
5. F&H Uses re-circulating pumps for domestic hot water so no waiting for hot water when the shower is turned on.
6. Due to the prototype house being built, SAE F&H is more able to accurately forecast the cost of building a new chapter house and able to limit many of the up-charges seen in new construction projects.
7. F&H's property management services is able to more accurately forecast future operating costs since they've operated this chapter house at other locations.
8. The house is designed so that if the chapter were to ever be forced to shut down, the 2nd and 3rd floor could be rented separately and each suite could be rented separately. This increases the type of customer who could rent the facility for an absence of our chapter on the campus.

Exterior:

1. The buildings are designed so that the exterior façade can be easily modified to reflect the architectural styles and traditions of the surrounding community.
2. Lions will grace the front entranceway of each house to reflect the traditions started at the Levere Memorial Temple of Lions gracing the front entranceway.
3. When possible, amenities such as parking, basketball courts, social pavilions and enclosed garbage receptacles will be standard in the plans.
4. ΣAE Greek letters will be prominent on the front façade of each chapter house.

Front Entryway:

1. A standard in all of the newly constructed F&H owned houses will be the coat of arms in the floor as you walk into the chapter house.
2. The goal is to have eight pillars in the entryway which would reflect our eight founding fathers.

Library:

1. A library that allows for multipurpose use will be in every chapter house.
2. Tables that can be used as individual study desks or combined to make a large conference table will be standard in every library.
3. Appropriate shelving to hold the chapter artifacts, books and trophies will be standard in all libraries.
4. When financially possible, a gas fire place will be standard in all libraries.

Guests bathrooms:

1. The first floor will contain a men's and women's bathroom that will reflect the highest quality of craftsmanship to provide a pleasing experience for guests.
2. The social pavilion or basement will contain guest bathrooms for student guest to be used during social events that are much more durable (i.e., high abuse bathrooms).

Living Room:

1. The living room features a large common area with a two sided television stand so that multiple uses can take place.
2. Large double doors that open into the dining room to create a much larger space when needed.

Dining Room:

1. Different size tables to reflect the changes seen in the general student population such as high top tables, smaller 4-person tables for using for both eating and studying.
2. Serving areas that give students 24 hour access to food such as cereal, bagels, etc.
3. Vending machines for sodas and food.
4. Table and chair storage room so that the dining room can be a multipurpose room for chapter meetings, social events, meals, etc.

Dish Room:

1. A dedicated dish room that can be left unlocked even when the kitchen is locked and closed off.
2. State of the art dishwashers that increase the efficiency and sanitation of dish washing. The rinse and disposal area is physically separated from the wash and dry area to eliminate cross contamination.
3. Dish racks for clean dishes are provided.

Kitchen:

1. A kitchen is designed to handle all aspects of fraternity culinary needs.
2. All equipment is stainless steel and all supplies needed to run a kitchen such as cutting boards, knives, pots and pans are included in the kitchen design elements.
3. All equipment comes with warranties and no used equipment is used.

Safety:

1. Keycard access to all upper bedrooms to ensure that guests to the main level do not have access to the upper living quarters.
2. Security cameras both inside and outside that video tape 24 hours a day and have remote access.
3. State of the art fire suppression system throughout the house.
4. Fire alarm system that is monitored 24 hours a day.
5. Every door is a fire rated.

Bedrooms:

1. Based on feedback from hundreds of undergraduates, it was determined that students want individual bedrooms. With that in mind, the SAE F&H model provides small individual bedrooms that contain a bed, desk, chair and armoire.
2. Students desired the furniture to be modular. SAE F&H purchases furniture that can be moved around so if they wanted a loft bed with their desk underneath they are free to set up their room that way. They could choose to have their bed on the ground and the furniture is designed to be assembled in multiple different configurations.

3. Each bedroom is part of a suite of four bedrooms that share one bathroom and have their own private hallway leading to the suite of bedrooms.
4. No bedroom wall fronts the study rooms where the noise could interfere with sleeping or studying in their private bedrooms.

Suite Bathrooms:

1. Each suite has its own private bathroom.
2. Each bathroom has one shower, one toilet and two sinks.
3. The sinks are in a separate room in the bathroom so that someone could be using the toilet or the shower and others could be using the sinks at the same time.
4. The bathrooms are in the suite but have their own private door. The cleaning service has access to the bathrooms but no access to the individual bedrooms contained in the suite.

2nd and 3rd floor common areas:

1. The common areas are designated study areas which help increase the educational percentage of the chapter house.
2. They have their own separate heating and cooling system.
3. They have a kitchenette area for making coffee or snacking late night while studying.
4. Ability to watch television while studying at one of the lounge areas.
5. Study tables and chairs are provided for a more private study setting as compared to the dining room on the 1st floor.
6. Closet off the main room for garbage and recycling.
7. Laundry closet off the main area containing stackable washer and dryer which is provided to the tenants at no additional cost.

The contractors are screened and qualified locally and encouraged to bid on the architect's final specs.

The cost control manager, used on the most recent projects, is engaged on the project part-time and is focused on removing ambiguity for the final specs and drawings, monitoring the winning contractor's proposal and bid to ensure completeness and integrity and then once the project begins, reducing the need for change management.